



**Testimony HB 0012**  
**Budget & Taxation Committee**  
**March 28, 2023**  
**Position: FAVORABLE**

Dear Chairman Guzzone and Members of the Budget and Taxation Committee:

The Community Development Network of Maryland (CDN) is the voice for Maryland's community development sector and serves nearly 200 member organizations. CDN—focuses on small affordable housing developers, housing counseling agencies and community-based non-profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland's urban, suburban and rural communities. CDN envisions a state in which all communities are thriving and where people of all incomes have abundant opportunities for themselves and their families.

**HB 0012** Would establish a \$10,000,000 Transit-Oriented Development Capital Grant and Revolving Loan Fund to promote the equitable and inclusive development of transit-oriented developments; requiring interest earnings of the Fund to be credited to the Fund; authorizing the Department of Transportation to use the Fund to provide financial assistance to local jurisdictions.

Maryland needs more affordable housing. According to the Maryland Housing Needs Assessment completed in 2021, the state needs 85,000 affordable housing units statewide to keep up with the demand. This investment is critical for human health, economic growth and education. Equitable policy solutions like transit-oriented development, have been proven to help residents access high-quality, affordable homes and enhance neighborhood stability.

Local jurisdictions throughout the state lack tools to adequately address the urgent need for capital for affordable housing development.

In order to build a state with increased opportunity, Maryland needs to invest in transit-oriented development that creates mixed-use, higher density communities that encourage people to live, work and shop near transit services and decrease their dependence on driving. More communities in Maryland need to have reliable transit service providing access to housing, employment and community amenities and services. Areas near public transit offer unique opportunities to cluster a mix of pedestrian oriented uses in close proximity to transit.

We ask your favorable report for **HB 0012**.

Submitted by Claudia Wilson Randall, Executive Director